

SECOND / THIRD READINGS SUMMARY SHEET

NEIGHBORHOOD PLAN AMENDMENT CASE NUMBER: NPA-07-0001.02

REQUEST:

Conduct a public hearing and approve second/third readings of a neighborhood plan amendment to change the Future Land Use Map Designation of 2525 Durwood St., from **SINGLE FAMILY** to **MULTIFAMILY**. The subject property is located within the Dawson Neighborhood Planning Area.

DEPARTMENT COMMENTS:

When the Dawson Neighborhood Plan Future Land Use Map was created, the subject property was designated as Single Family. The property is currently adjacent to multifamily property to the north and south and vacant property to the east and west. Changing the Future Land Use Map at 2525 Durwood Street from its current use (Single Family) to Multi Family will allow for the redevelopment of the subject properties into a multifamily development.

ISSUES: This NPA is in conjunction with rezoning case number **C14-2008-0126.SH**.

OWNERS: Colbalt Partners LP

APPLICANT/AGENT: Michael McHone

DATE OF FIRST READING: September 25, 2008

CITY COUNCIL HEARING DATE: October 16, 2008

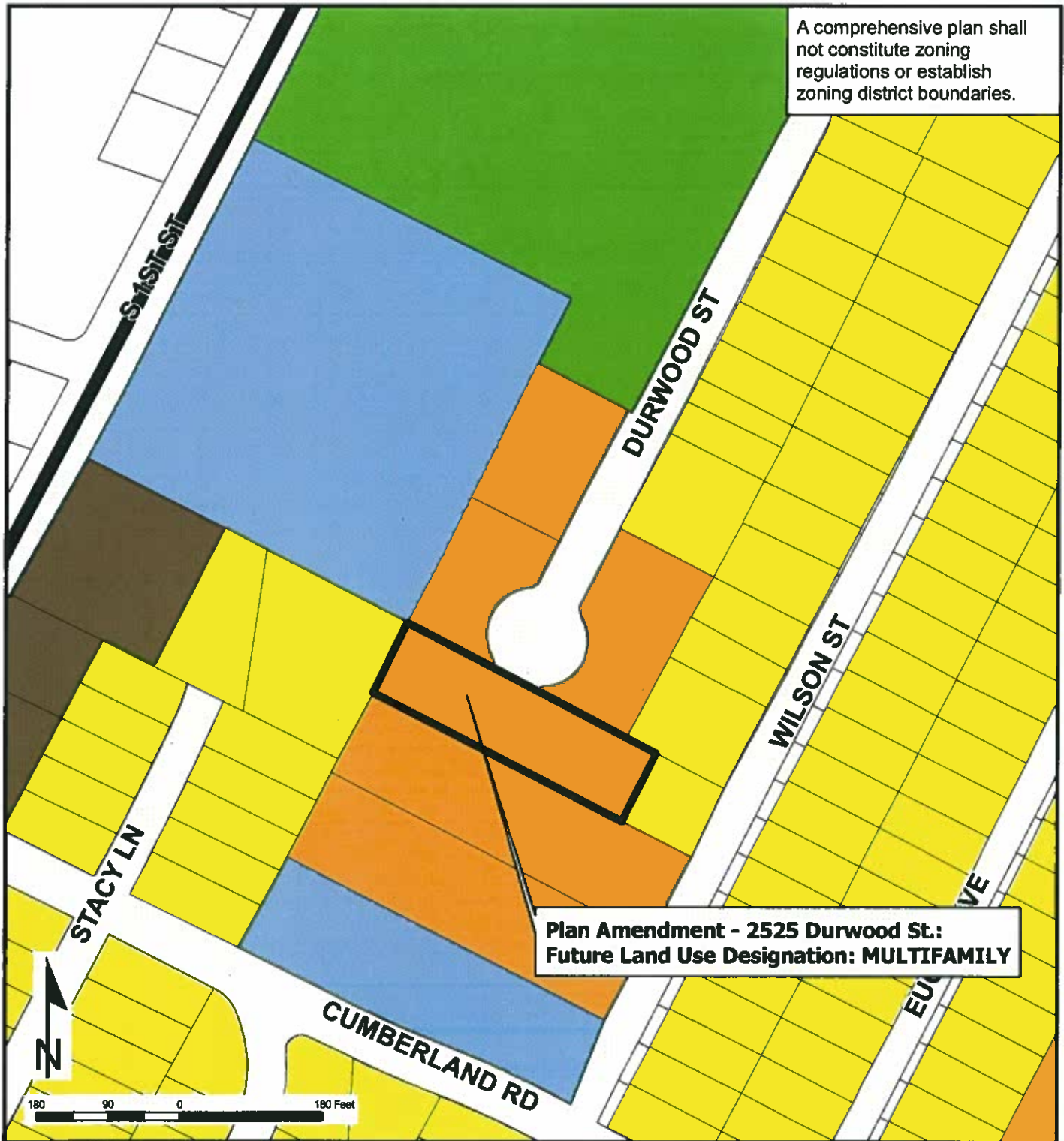
CITY COUNCIL ACTION: The public hearing was held open and the first reading of the ordinance was approved for Multi Family designation at 2525 Durwood Street on a 7-0 vote (consent).

ASSIGNED STAFF:

CASE MANAGER: Dee Dee Quinnelly

EMAIL: kathryn.quinnelly@ci.austin.tx.us

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Dawson Neighborhood Plan Amendment: NPA-07-0001.02

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Created by NPZD October 6, 2008

Future Land Use

- Single-Family
- Multifamily
- Mixed Use
- Civic
- Recreation & Open Space

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Dawson Neighborhood Plan

CASE#: NPA-07-0001.02

PC DATE: August 12, 2008

ADDRESS: 2525 Durwood St.

APPLICANTS: Michael McHone

OWNERS: Colbalt Partners LP

AGENT: Michael McHone

TYPE OF AMENDMENT:

Change in Future Land Use Designation

The proposed amendment would change the land use designation on the Dawson Neighborhood Plan Future Land Use Map for a property in the northern portion of the neighborhood from **Single Family** to **Multifamily**. The change in designation will allow for the redevelopment of the subject properties into a multifamily development.

PLAN ADOPTION DATE: August 27, 1998

NPCD ADOPTION DATE: December 6, 2001

FLUM ADOPTION DATE: June 22, 2006

STAFF RECOMMENDATION:

The subject property is currently adjacent to multifamily property to the north and south and to vacant property to the east and west. On the Future Land Use Map, the property is sandwiched between properties designated as Multifamily both to the north and to the south. Due to these adjacent multifamily uses and land use designations, staff supports the applicant's proposed plan amendment for multifamily use.

Comments from the Dawson Neighborhood Plan

The Dawson Neighborhood Plan does not specifically mention this area of the neighborhood nor does it specifically address multifamily housing. The plan does state as an objective to "preserve the residential character of the interior of the neighborhood." A multifamily use on this property would not change the residential character of the neighborhood interior and would fit within the context of adjacent multifamily uses.

PLANNING COMMISSION RECOMMENDATION

The motion to approve staff's recommendation for a change to the FLUM designation to multi-family; was approved by Commissioner Mandy Dealey's motion, Commissioner Saundra Kirk second the motion on a vote of 6-1. Commissioner Dave Sullivan voted against the motion (nay), Commissioners Jay Reddy and Clint Small were absent.

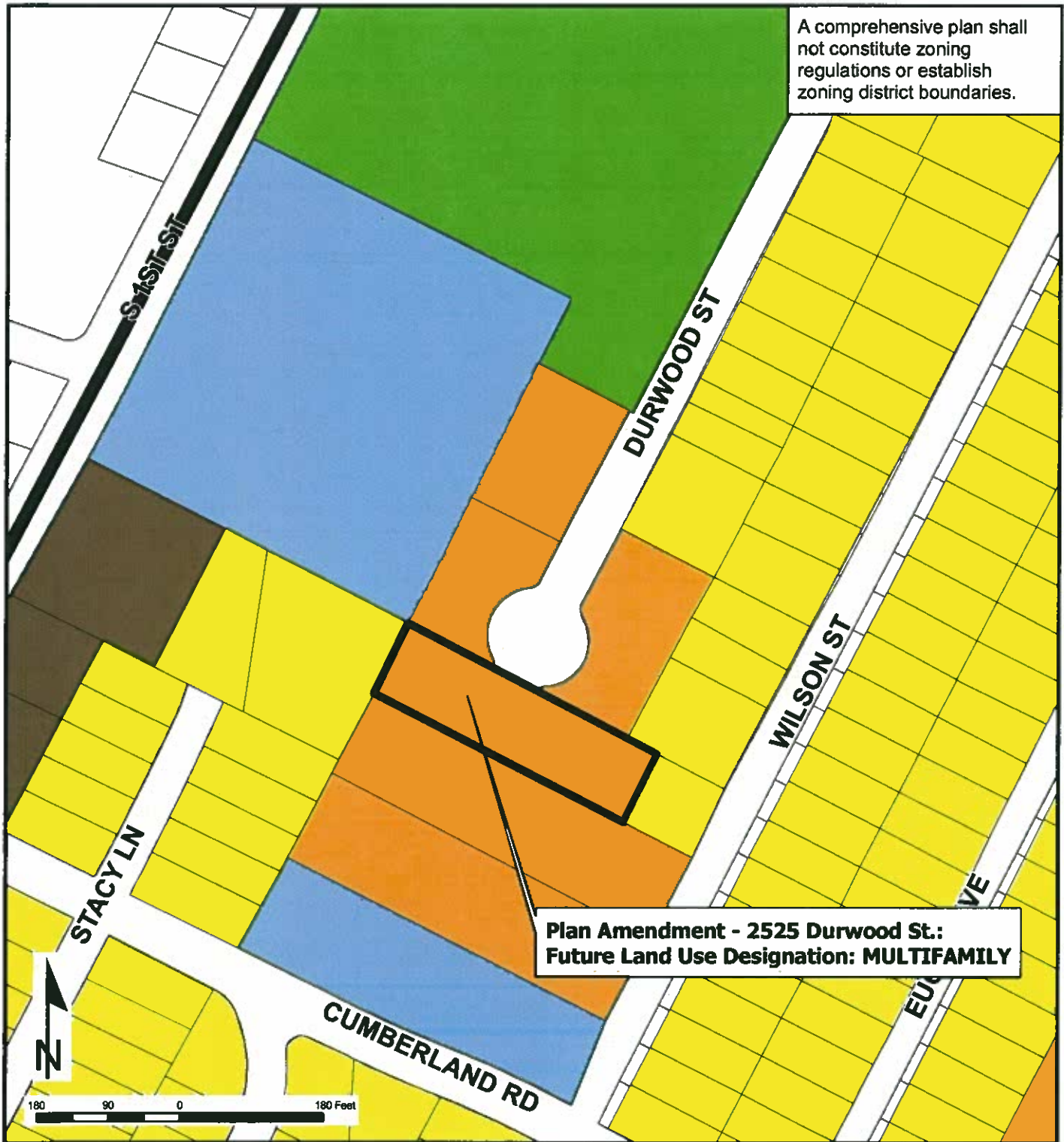
CITY COUNCIL DATE: September 25, 2008

ACTION: The public hearing was held open and the first reading of the ordinance was approved for Multi Family designation at 2525 Durwood Street on a 7-0 vote (consent).

CASE MANAGER: Dee Dee Quinnelly

EMAIL: kathryn.quinnelly@ci.austin.tx.us

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Dawson Neighborhood Plan Amendment: NPA-07-0001.02 Planning Commission Recommendation

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Created by NPZD October 6, 2008

Future Land Use

- Single-Family
- Multifamily
- Mixed Use
- Civic
- Recreation & Open Space